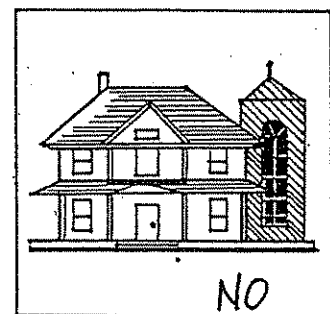
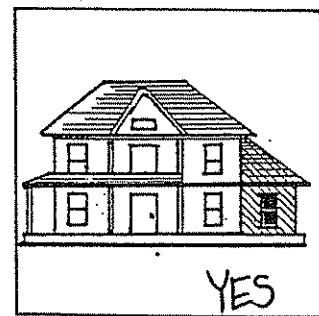
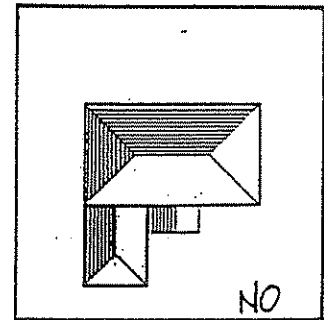
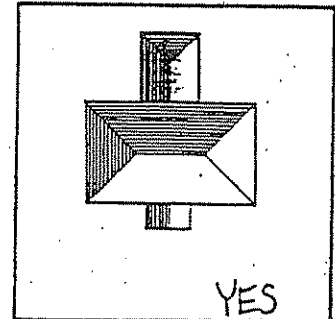


ADDITIONS TO BUILDINGS IN THE MONTFORD HISTORIC DISTRICT

Wherever possible, new additions to Montford buildings shall be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would not be impaired. New addition design for both contributing and non-contributing buildings shall be compatible with the size, scale, color, material and character of the neighborhood, the building and its environment.

The Historic Resources Commission has adopted the following standards for the construction of additions to historic buildings:

1. Additions should be located as inconspicuously as possible, preferably on rear elevations. Additions on the front elevation will not be allowed.
2. Additions must be compatible with the original buildings in terms of size, scale, color, materials, and character.
3. Roof forms are particularly important in blending additions with original buildings.
4. Windows in additions should be similar to those in the original buildings in their proportions, spacing, and materials.
5. Additions cannot be taller than the original buildings.
6. Foundations and eaves or other major horizontal elements, should generally align on buildings and their additions.



NEW CONSTRUCTION: RESIDENTIAL STRUCTURES

SPECIAL NOTE: Applicants for Certificates of Appropriateness for new construction and their architects are strongly urged to meet with staff of the Historic Resources Commission in the earliest stage of the design process. Inappropriate designs or development decisions can waste time and money.

Basic Design Principles

1. New construction in the Montford Historic District provides opportunities for the continued evolution of excellent architecture adapted to contemporary conditions. New construction shall be "compatible" at the same time. This means that new construction should blend comfortably with the neighborhood.
2. Any new building constructed in Montford shall be compatible in terms of materials, scale, color and texture.
 - a. Exterior materials presently used in the neighborhood should provide the designer with a wide range of options. Weatherboarding, stucco (often rough textured pebbledash), brick, stone, wood shingles, or combinations of these are just some of the more common materials. The use of modern materials will be evaluated on case by case basis. Vinyl, aluminum, and steel siding is prohibited.
 - b. Scale is very important in designing a structure that will blend into the streetscape. The new building should be similar in size to the existing structures in its immediate vicinity.
 - c. Color plays a very important part in the appearance of a new building. Color schemes should be drawn from the wide range available in the neighborhood's historic palate. It is strongly suggested that the applicant or designer submit the color scheme of a new structure during early stages to the Historic Resources Commission to help ensure approval.
 - d. Texture in this sense refers to the character of the surface of the building. Through choice and treatment of exterior materials, fenestration (arrangement of windows, doors, and other openings on the exterior), and use of porches and other appendages, new buildings can be designed to have texture compatible with the historic structures around them.
3. Consideration is often given to using or simplifying the details from neighboring buildings. This technique is used to "blend" the new structure with its neighbors. It is difficult to create a contemporary structure in a historic style and not have it look like a poor imitation. It is strongly recommended that detailing on new structures be consistent with its overall scheme and design.

Project Planning and Site Design

1. Building and Project Type

- a. New and old on the same site: The only historic examples of this in the neighborhood are outbuildings such as garages, carriage houses and servants' quarters built to the rear of main buildings. It is appropriate for the newer outbuildings to be located behind and be smaller than the existing main building. In this case, it might also be appropriate to imitate the style of the main structure, as outlined under Basic Design Principles.
- b. Single family housing: New infill housing is very appropriate and very desirable in the Montford area. The designs shall follow the Basic Design Principles and shall also repeat the same relationships of house to street and house to lot as their historic neighbors.
- c. Multifamily housing: The designer of new multifamily construction in Montford should use existing apartment buildings or the larger single-family homes that have been subdivided into apartments as examples. The designs shall follow the Basic Design Principles and shall also repeat the same relationships of house to street and house to lot as their historic neighbors. Once again, the **important** considerations are materials, **scale**, color, texture and **site relationships**. Designs such as townhouses which have no precedent in the neighborhood will be strongly discouraged.

2. Site Planning

- a. The relationship of a new building to its site and site development details should repeat patterns already found in the neighborhood. Main entrances shall face the street, parking and service entries should be to the rear or side and unseen from the street, and front yards should be grass lawns bordered by shrubbery and/or low walls.
- b. Every attempt shall be made to retain existing site features such as trees, stone walls, shrubbery, fences, etc. Reshaping land contours with earthmoving equipment will be strongly discouraged. If proof exists showing original land contours, the existing land contours may be changed to reflect original conditions.
- c. Trees over 6 inches in diameter shall not be injured or removed unless they are within the building lines or are diseased. The existing, mature canopy of trees should be maintained.

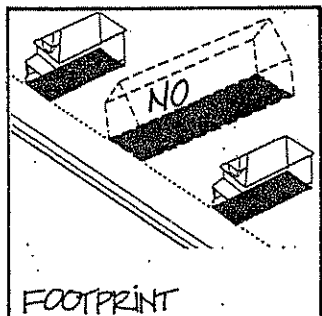
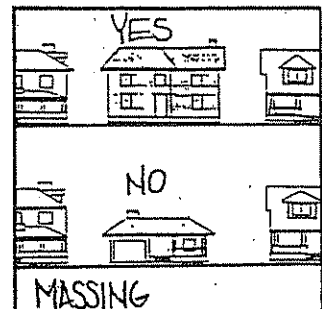
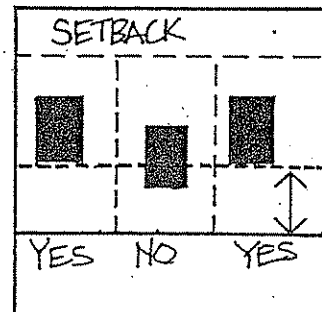
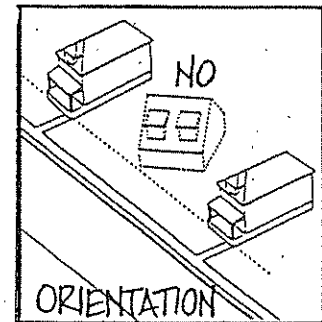
3. Orientation, Setbacks and Massing

- a. Orientation: A new building should face the main street upon which it "fronts". Fronts of the building are parallel to the street. The front door should be on this side and be seen from the street. Typically walkways should lead directly from the street to the front door.

- c. Trees over 6 inches in diameter shall not be injured or removed unless they are within the building lines or are diseased. The existing, mature canopy of trees should be maintained.

3. Orientation, Setbacks and Massing

- a. Orientation: A new building should face the main street upon which it "fronts". Fronts of the building are parallel to the street. The front door should be on this side and be seen from the street. Typically walkways should lead directly from the street to the front door. The first floors of most historic buildings in Montford are elevated two to four feet above the yard.
- b. Setbacks: The distance from the street to the front of the buildings shall be similar to its neighbors. Side yards shall also be similar in size to neighboring side yards.
- c. Massing: New structures should, from a street, appear to be similar in size and shape as their historic neighbors. The Historic Resources Commission requires drawings, photographs or models to be submitted which will show the size and shape of the new buildings compared to the size and shape of an appropriate number of buildings on each side of the street.
- d. Footprint: New buildings should be similarly sized in scale and mass to their historic neighbors. A key indicator will be the building "footprint" or ground area occupied by the building. A new building that differs markedly in size from adjacent buildings will be considered if it appears similar in size when viewed from the street. Construction of single-family or multi-family homes should maintain the setbacks and footprints consistent with the streetscape, landscape and building sites.



New Construction: Storefront Development

Few, if any, locations within the Montford Historic District remain which are suitable for new construction of storefront structures. New storefront development must use the following guidelines.

The Montford neighborhood contains many built-characteristics which are typical to late 19th-century and early 20th-century developments. Characteristics such as: regular building setbacks, harmonious architectural styles and consistent streetscape details are apparent throughout. Both the residential and commercial portions of the neighborhood exhibited those built-characteristics. Most of the Montford neighborhood's commercial buildings, however, were removed during the construction of the crosstown expressway, now I-240.

Early 20th-century commercial buildings of the vintage presented an "active" facade to the passerby with a particular orientation to the pedestrians. The buildings were typically directed adjacent to the street/sidewalk. Automobile parking was provided on the street or to the sides or rear of the buildings.

These guidelines are intended to assist in the design of new commercial projects so to reinforce and enhance the existing positive physical characteristics of the Montford neighborhood and provide visually interesting buildings to potential customers - both on foot and in automobiles. In addition, it is hoped that these guidelines will encourage new projects which feature exemplary architecture and urban design.

1. BUILDING SETBACKS "CONSTRUCTED EDGE" REQUIREMENTS

A. Setbacks for the primary street facades (corner lots are defined by two primary street) of new buildings shall be:

- equal to the existing setbacks of one or more buildings on adjoining properties within 100 feet of the property lines of the new project; or
- fall within the average of the existing building setbacks within 100 feet of the property lines of the new project. In no case, however, shall setbacks exceed 15 ft.

B. A minimum of 40% of the project's primary street frontage shall be composed of the primary building facade(s) constructed on the setback line. A minimum of 70% of the primary street frontage of projects shall be defined by either building(s) or low walls/fences which are constructed on the setback line and shall be composed of additional building facade or low walls.

C. It is recommended that the entire primary building facade be constructed on the setback line. However, a portion of the building facade may be constructed farther back from the setback line if the 40% street frontage requirement is fulfilled.

2. PARKING for automobiles shall conform to the following provisions:
 - A. The basic parking requirements shall be as noted in Section 7-11-1 of the Unified Development Ordinance.
 - B. Up to 20% of the required parking spaces may be omitted if all other provisions of these design guidelines are fulfilled, facilities for secure bicycle parking are provided and on-street parking is located within 100 feet of the site. Variance from Section 7-11-1 of the Unified Development Ordinance required.
 - C. Parking lots shall be located at the sides or rear of the buildings and are prohibited from being located on a corner lot. All parking lots shall be screened from the sidewalk and/or adjacent residences with fences and landscaping or walls (see 7.1.3 for allowable materials). Walls and fences shall be 3 feet in height.
3. UTILITY REQUIREMENTS - All utilities shall be located underground, or where no feasible alternative exists, above ground at the rear property line. All electrical transformers, gas meters, etc. shall be screened from sidewalk view.
4. DUMPSTER SCREENING - All dumpsters shall be enclosed in solid structures (see 7.1.3 for allowable materials) of sufficient height to screen them from public view. Access gates shall be painted steel or wood and shall also screen the dumpsters from public view. All dumpsters shall be located on the rear property line wherever possible.
5. BUILDING HEIGHT - Buildings shall not exceed 2 stories or 32 feet in height. One-story buildings shall be a minimum of 26 feet in height. When new construction is contiguous with an existing building(s), the height of the new building shall match the existing, if possible.

The height shall be measured from finished grade at the center of the primary facade to the top of the parapet wall. The height of the parapet walls may step down away from the primary facade.
6. PRINCIPAL FACADE - The principal entrance shall be from the sidewalk on the primary street frontage.
7. FACADE DESIGN
(see "PRIMARY FACADE DESIGN" illustration)
 - A. The street-level of the primary facade(s) shall be characterized by articulated storefront "bays", which create a rhythm of similar components across the face of the building. Each bay shall contain the following typical store-front components: signage band above storefront, awning or canopy, large display window or glazed area with transom above and kickplate below recessed entries (where possible). Bays should be a minimum of 16 feet wide and a maximum of 26 feet wide. Changes in detailing and materials may be used

to highlight both the separation of bays and the individual components within each bay.

- B. The upper level(s) of the primary facade(s) should be visually distinct from the street-level. One primary difference should be in the treatment of windows - the upper level windows should be individual or paired window sashes within a solid masonry wall. The upper level windows should have divided lites. The storefront at street-level should be mostly transparent, however, featuring larger sections of fixed glass without divided lights.
 - C. Additional required facade elements which are intended to provide visual linkages to traditional commercial facades include: a parapet cap or cornice and the use of masonry-type materials on all facades. Brick, stained concrete masonry units, precast concrete, terra-cotta, ceramic tile, granite and marble are all recommended materials. Wood, other than for window components is discouraged.

Metal (steel aluminum or copper) glazing systems are permitted, however, all metal except copper shall have a painted or opaque coated finish.
 - D. When a new building is constructed contiguous with an existing building(s), the horizontal elements of the new facade (cornices, sills, window transoms, etc.) should align or coordinate with the horizontal elements in the facade(s) of the existing building(s).
 - E. When two primary facades occur, due to a corner lot, only one primary facade needs to contain all of the required street-level storefront elements and upper level window elements which are typical to an entry facade. The other primary facade, however, should be articulated in a manner to reinforce the architectural elements of the entry facade and create a visual interest. The "blank wall" effect of a facade without windows shall not be permitted.
 - F. Exterior burglar bars, fixed "riot shutters", or similar security devices shall not be installed in any commercial store front.
 - G. Outside entrances to upper floors shall align with one of the upper windows farthest from the center of the building's facade, or shall be located on a non-primary facade.
8. ROOF DESIGN should consider visibility of the roof from all natural vantage points. Roof mounted mechanical or other equipment should be screened from predominant views with visually-opaque materials. Screening via parapet walls on the perimeter of the building areas is preferred, however, additional free-standing screens are also acceptable. Such screens shall be metal, painted/coated with a dark neutral color.

9. SIGNAGE shall be sensitive to the historic character of the neighborhood and shall be limited to the following locations:
- Flush mounted to the exterior wall within a signage band above the storefront on the primary facade or on approved locations on the non-primary facades, and/or
 - projecting from the wall above storefronts at locations which reinforce the definition of the storefront bays, signs must be 9 feet from the bottom of the sign to the top of the sidewalk. and/or
 - painted on awning or canopies, and/or
 - painted on storefront glass.
- A. The size and organization of signs shall be as stated in the City of Asheville Sign Ordinance, Article 13 Of the Unified Development Ordinance or elsewhere in the Design Guidelines for the Montford Historic District, whichever is more restrictive, with the following exceptions:
- one single sided, wall mounted; combined development identification and joint identification sign will be allowed, with a maximum size of 75 SF.
 - three attached signs per storefront will be allowed (awning or wall, window, and projecting) with a maximum combined size of one (1) square foot per one (1) linear foot of building frontage - no freestanding signs will be allowed.
- B. Signs should be graphically interesting and sign colors should complement the other colors on the building's exterior. Sign materials shall be limited to painted or coated wood, metal or colored awning-type fabric.
10. ILLUMINATION of the facades, signs, parking areas and remaining lot shall be designed to enhance the overall composition of the building(s) at night.
- Warm spectrum lighting is preferred and all lamps should be concealed from direct view to prevent glare and distraction to motorists and pedestrians.
 - Lighted storefront displays are encouraged and should be designed to attract primary night-time interest.
 - Signs should not be internally lighted.
 - Parking lights should be designed for safety and should use "cut-off" type fixtures to control the light beam and reduce or eliminate "light spillage" or glare into adjacent properties.
11. STREETSCAPE DESIGN - All street trees, benches, sidewalks, curb cuts and street lighting shall follow the

approved streetscape plan for the district or if no plan exists, be approved by the Historic Resources Commission and the Asheville Tree Commission.

12. LANDSCAPE DESIGN - Property owners are encouraged to exceed the minimum buffering requirements set forth in Section 7-11-2 of the Unified Development Ordinance. The minimum buffering requirements cannot be reduced by the use of a fence. Fences cannot be used instead of landscape plantings. Additional landscape planting for visual interest, parking, screening and shade are recommended.

New Construction: Non-residential Structures

1. Site Planning:

- A. The relationship of a new building to its site and the site development details should repeat patterns found on the Street. Main entrances shall generally face the street, parking and service entrances shall be to the rear or side and unseen from the street, and front yards should be grass lawns bordered by shrubbery and/or fences or walls allowed by these guidelines on pages 42 and 43.
- B. Existing site features such as trees, stone walls, shrubbery, fences, etc. shall be retained. Reshaping land contours with earth moving equipment shall be prohibited unless there is an Historic Resources Commission approved land reclamation plan for vacant lots.
- C. Trees over 6 inches in diameter shall not be injured or removed unless they are diseased. The existing, mature canopy of trees shall be maintained. If any tree is removed it must be replaced during the next appropriate planting season.
- D. The mature tree canopy found in the Montford Historic District is one of the strongest unifying elements. Property owners are encouraged to maintain and protect this existing tree canopy and to continually plant new trees and shrubbery as replacements for diseased or dying trees and shrubbery.

Cutting trees within the City's right-of-way is regulated by the Asheville Tree Commission. That office may be contacted through the City Public Works Department (259-5935).

- E. Every attempt shall be made to retain existing site features such as trees, stone walls, shrubbery, fences, etc. Reshaping land contours with earthmoving equipment will be strongly discouraged. If proof exists showing original land contours, the existing land contours may be changed to reflect original conditions.

- ### 2. Orientation:
- A new building shall face the main street upon which it "fronts". The front of the building is parallel to this street. The front door shall be on this side and be seen from the street. Walkways should lead directly from the street to the front door. Blank walls, if used, should only face alleys. The first floor of most historic buildings in Montford are elevated above the yard and new construction shall do the same.

3. Set backs shall be the same as the existing houses on the block. Side yards shall also be similar in size to neighboring side yards.
4. Massing: New structures shall appear from a street, to be similar in size and shape as their historic neighbors. The Historic Resources Commission requires drawings, photographs or models to be submitted which will show the size and shape of an appropriate number of buildings on each side of the new building,
5. Footprint: New buildings shall be similarly sized in scale and mass to their historic neighbors. A key indicator will be the building footprint or ground area occupied by the building. A new building that differs markedly in size from adjacent structures may be allowed if it appears similar in size when viewed from the street. Construction of non-residential structures shall maintain the setbacks and footprints consistent with the streetscape, landscape and building sites.
6. Roof lines shall be the same as the existing structures in form and style. Roofs must be medium to dark in color.
7. A new building should have the same relationship to the street as its historic neighbors do.

New Construction: Monumental Buildings

Some structures historically have a special or unique form because of the nature of their use. Examples include but are not limited to Church sanctuaries, governmental and civic buildings, schools or institutions of higher learning, theatres, and museums.

Proposed monumental buildings may draw guidance from Asheville's rich architectural heritage of historic monumental buildings. Few, if any, locations within the Montford Historic District remain which are suitable for new construction of monumental structures. Such structures shall comply with the following standards. New construction of monumental buildings should be visually compatible with existing historic structures to which they are visually related in terms of:

1. Height of the proposed structure shall be measured from either the sidewalk elevation or ground level of the principal facade. The new proposed building may not be more than 25% taller than the tallest structure within 100 feet of the proposed building in the Montford Historic District;
2. Relationship of the width of the structure to the height of the structure;
3. Relationship of the width and height of the windows and doors;
4. Relationship of the solids to voids in the front facade;
5. Rhythm of the structures on the street (the relationship of the structure to the open space between it and adjoining structures);
6. Rhythm of entrances and porch projections;
7. Relationship of materials, texture, and color;
8. Roof shape;
9. The size of a structure, the structural mass and components that make up the exterior.
10. Every attempt shall be made to retain existing site features such as trees, stone walls, shrubbery, fences, etc. Reshaping land contours with earthmoving equipment will be strongly discouraged. If proof exists showing original land contours, the existing land contours may be changed to reflect original conditions.